

Document No. 3212  
Adopted at Meeting of 10/2/75

3212

## BOARD OF APPEAL REFERRALS

October 2, 1975

1. Z-3438 South Boston Post No. 6536 V.F.W.  
7-11 Ellery Street, South Boston
2. Z-3446 John J. Casey  
416 West Broadway, South Boston
3. Z-3450 Hugo Valandro (prospective purchaser)  
138-Newbury Street, Boston
4. Z-3452 Boston Housing Authority  
120-L Street, South Boston

October 2, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/28/75      Petition No. Z-3438  
South Boston Post No. 6536 V.F.W.  
7-11 Ellery Street, South Boston  
near Southampton Street

One-story masonry structure - manufacturing (M-1) district.

Purpose: to legalize occupancy as fraternal organization; erect one-story addition.

Violations:

Required	Proposed
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Section 8-7. A private club (fraternal organization) is conditional in an M-1 district.

Section 20-1. Rear yard is insufficient. 20 ft. 8 ft.

Rear addition, to be utilized for storage of tables, chairs, cleaning materials, and other equipment, would be erected on an existing concrete platform. The proposal would not significantly affect this mixed-use area. Recommend approval.

VOTED: In reference to Petition No. Z-3438, brought by South Boston Post No. 6536 V.F.W., 7-11 Ellery Street, South Boston, for a conditional use and a variance to legalize occupancy for fraternal organization and erect a one-story addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The proposal would not significantly affect this mixed-use area.



Z-3438  
7-II ELLERY ST.  
(S.B.)





Board of Appeal Referrals 9/25/75 - Tabled; Resubmitted 10/2/75

Hearing: 10/7/75

Petition No. Z-3446  
John J. Casey  
416 West Broadway, South Boston  
at F Street

Three-story masonry structure - general business (B-2) district.

Purpose: to change occupancy from furniture store and offices to theatre and offices.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 23-2. Off-street parking is not provided.	63 spaces	0

Proposed conversion to theatre use is in conflict with community efforts to restore adjacent theatre to full use; there is insufficient off-street parking in the immediate area. Recommend denial.

VOTED: In reference to Petition No. Z-3446, brought by John J. Casey, 416 West Broadway, South Boston, for a variance for a change of occupancy from furniture store and offices to theatre (500-seat capacity) and offices in a general business (B-2) district), the Boston Redevelopment Authority recommends denial. Proposed conversion is in conflict with community efforts to restore adjacent theatre to full use; there is insufficient off-street parking in the immediate area.







Board of Appeal Referrals 10/2/75

Hearing: 10/21/75

Petition No. Z-3450  
Hugo Valandro (prospective purchaser)  
138 Newbury Street, Boston  
near Dartmouth Street

Four-story masonry structure - general business (B-4-70) district.

Purpose: to change occupancy from offices to two apartments and restaurant.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A restaurant is conditional in a B-4-70 district.		
Section 20-1. Rear yard is insufficient.	20 ft.	0

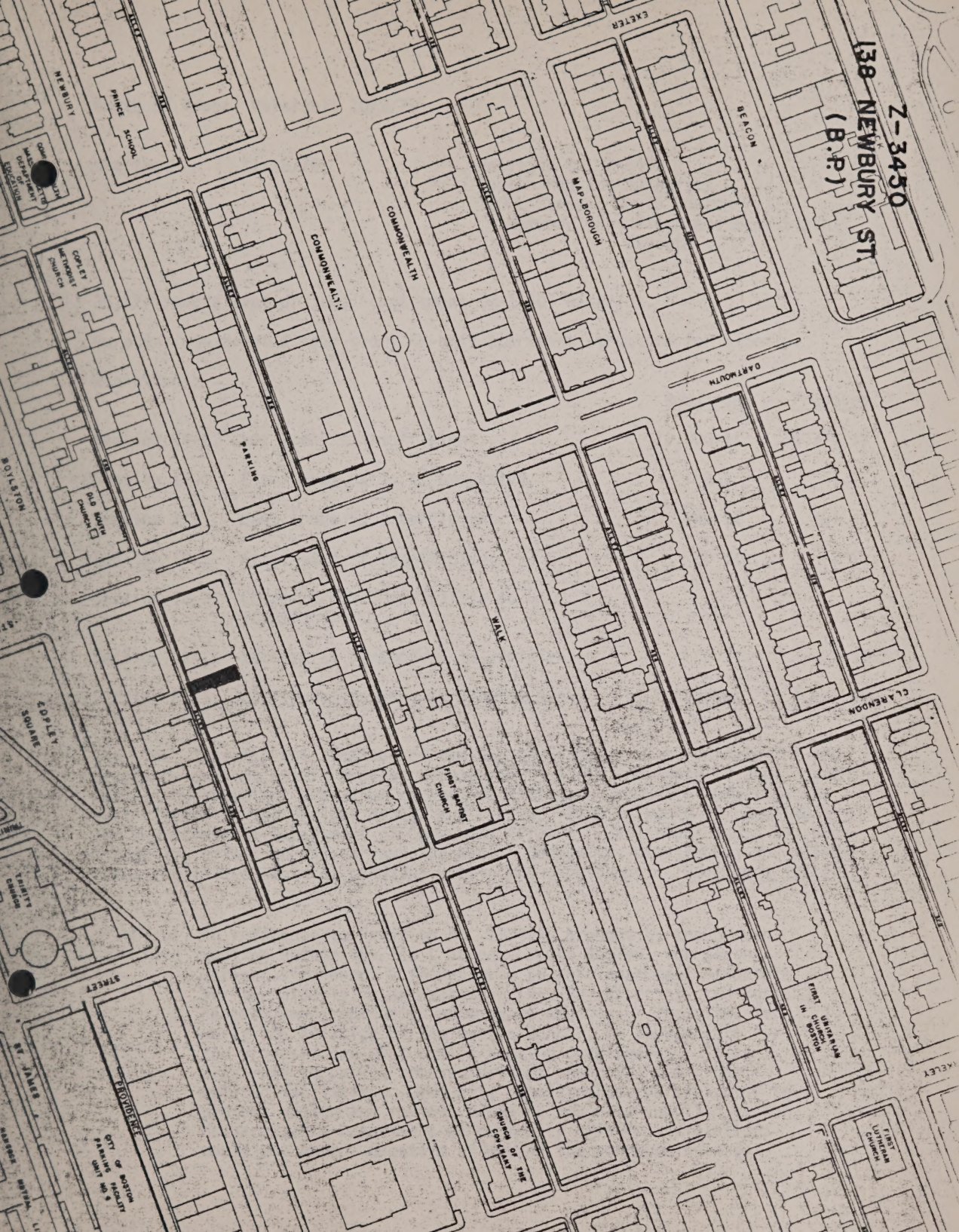
Structure is presently unoccupied. Proposed French-style restaurant and function rooms would accommodate 150 persons. The third and fourth floors would be altered into apartment units. Parking (30-35 spaces) would be provided at a nearby garage. Community organizations have indicated support.  
Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3450, brought by Hugo Valandro, 138 Newbury Street, Boston, for a conditional use and a variance for a change of occupancy from offices to two apartments and restaurant in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval provided the restaurant plans are reviewed by the Health and Hospitals Department.



Z-3450

138 NEWBURY ST.  
(B.P.)





## Board of Appeal Referrals 10/2/75

Hearing: 11/18/75

Petition No. Z-3452  
 Boston Housing Authority  
 120 L Street, South Boston  
 between East Fifth and East Sixth  
 Streets

35,375 square feet of land - apartment (H-1-50) district.

Purpose: to erect a four-story, 68-unit apartment structure for elderly.

## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-2. Lot area is insufficient.	72,000 sf	35,375 sf
Section 15-1. Floor area ratio is excessive.	1.0	1.4,
Section 17-1. Open space is insufficient.	400 sf	304 sf
Section 18-1. Front yard is insufficient.	20 ft.	2 ft.
Section 18-3. Corner traffic visibility is insufficient.		
Section 21-1. Setback of parapet is insufficient.	6 ft.	2 ft.
Section 23-1. Off-street parking is insufficient.	14 spaces	7 spaces

The site, formerly the location of the Gaston School, is appropriate for the proposed low-rent public housing development. It is proximate to public transportation, shopping, and other related facilities. Community committee has participated in the project design and review. Funding would be supplied by the Massachusetts Department of Community Affairs. Violations would not have a negative effect on the surrounding area. Community, management, and maintenance facilities would be provided within the development. Recommend approval.

VOTED: In reference to Petition No. Z-3452, brought by the Boston Housing Authority, 120 L Street, South Boston, for seven variances to erect a four-story, 68-unit apartment structure for the elderly in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. The site, formerly the location of the Gaston School, is appropriate for the proposed low-rent public housing development. It is proximate to public transportation, shopping, and other related facilities. Community committee has participated in project design and review. Funding would be supplied by the Massachusetts Department of Community Affairs. Violations would not have a negative effect on the surrounding area.







